

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2011-0008

PROJECT NAME: Dash Impound Lot

PROPERTY LOCATION: 3000 Business Center Drive

TAX MAP REFERENCE: 61.04-02-23/24 ZONE: I-Industrial

APPLICANT Name: Department of General Services

Address: 110 North Royal Street, Suite 300 Alexandria, Virginia 22314

PROPERTY OWNER Name: City of Alexandria

Address: 301 King Street, Alexandria, Virginia 22314

SUMMARY OF PROPOSAL: Temporary Overflow Impound Lot with future DASH bus
storage lot.

MODIFICATIONS REQUESTED: None

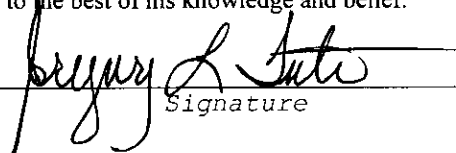
SUP's REQUESTED: Amendment to DSUP#2006-0025 to allow interim use of the site for impound lot storage operations with subsequent use for storage of City owned vehicles and buses

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Gregory Tate
Print Name of Applicant or Agent


Signature

110 N. Royal St., Suite 300
Mailing/Street Address

703-746-3222
Telephone #

703-519-3332
Fax #

Alexandria, Virginia 22314
City and State Zip Code

March 3, 2011
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

Development Special Use Permit with Site Plan (DSUP) # 2011-0008

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the *(check one)*:

☒ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

CITY OF ALEXANDRIA

301 KING STREET, ALEXANDRIA, VIRGINIA 22314

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

N/A

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

The City is proposing to construct a new fire station (designated as Fire Station 210) at the existing City impound lot and Police Pistol Range located at 5261 Eisenhower Avenue. In order to obtain the required site area for the new fire station, the City is proposing to relocate approximately half of the current capacity over to a secondary (overflow) impound lot to be located on a vacant portion of the DASH Bus facility at 3000 Business Center Drive. The vacant site is proposed for future expansion of the DASH bus facility for bus storage. Use of the impound lot is primarily intended for storage of impound vehicles requiring long-term stays before being reclaimed by their owners or while awaiting processing for disposal by other means such as resale or auction. The timing for construction of the DASH impound lot is critical to the construction schedule for Fire Station 210 and a contracted impound lot at the Eisenhower Avenue site, which is scheduled for completion in early 2013.

In the original DSUP approval for the DASH bus facility, reference was made regarding storage for 34 additional buses on the vacant portion of the DASH site but use of the site for vehicle storage was not approved in that application; which conceptually called for an additional building structure. This application is not seeking approval for a building structure at this time. Construction of the impound lot requires an extensive capital investment primarily because of the contaminated soil volume which must be removed and handled in compliance with City, State and Federal regulations. As a result, the City is also requesting permission for future storage of City owned vehicles or buses on the improved lot once the impound lot has ceased operations, which is scheduled to occur in approximately five to eight years.

Development Special Use Permit with Site Plan (DSUP) # 2011-0008

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

As an overflow impound lot customer volume to be limited to no more than 5 to 10
patrons per day but in no case should volume exceed more than 20 to 30 patrons per
day during periods of vehicle sales and/or auctions during the hours of 8:00 am to
6:45 pm Monday through Friday.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

Between 1 to 3 employees (no employees located on-site), Monday through Friday
between the hours of 8:00 am to 6:45 pm.

5. Describe the proposed hours and days of operation of the proposed use:

| Day | Hours | Day | Hours |
|----------------------------|-----------------------|---------|---------|
| <u>Monday – Friday</u> | <u>8:00 – 6:45 pm</u> | <u></u> | <u></u> |
| <u>Saturday</u> | <u>Closed</u> | <u></u> | <u></u> |
| <u>Sunday and Holidays</u> | <u>Closed</u> | <u></u> | <u></u> |
| <u></u> | <u></u> | <u></u> | <u></u> |

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise limited to vehicles, tow trucks and buses

- B. How will the noise from patrons be controlled?

No noises are anticipated from patrons

7. Describe any potential odors emanating from the proposed use and plans to control them:

None anticipated other than normal exhaust fumes from tow trucks and vehicles.
Exhaust fume expected with future bus storage.

8. Provide information regarding trash and litter generated by the use:

Development Special Use Permit with Site Plan (DSUP) # 2011-0008

A. What type of trash and garbage will be generated by the use?

None expected but limited to any incidental refuse from vehicles consisting of paper waste.

B. How much trash and garbage will be generated by the use?

Trash volume anticipated to be very limited.

C. How often will trash be collected?

As needed required, to be monitored by impound lot personnel.

D. How will you prevent littering on the property, streets and nearby properties?

To be monitored by impound lot personnel

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Limited to any leaking typical vehicle fluids

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

None anticipated with regard to impound lot vehicle storage

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Development Special Use Permit with Site Plan (DSUP) # 2011-0008

Impound lot is to be secured by a minimum six foot tall chain link fence with site
lighting. Lot is secured 24 hours per day seven days per week, no employees located
on-site and access limited to authorized personnel only.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

None required however proposed lot capacity is 128 spaces

- B. How many parking spaces of each type are provided for the proposed use?

128 Standard spaces

 Compact spaces

 Handicapped accessible spaces.

 Other.

- C. Where is required parking located? (*check one*) **N/A** ☐ on-site ☐ off-site.

Development Special Use Permit with Site Plan (DSUP) # 2011-0008

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

- B. How many loading spaces are available for the use? N/A

- C. Where are off-street loading facilities located? N/A
- _____
- _____

- D. During what hours of the day do you expect loading/unloading operations to occur?

Limited to tow truck operations only, 24-hours per day, seven days a week.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

No fixed frequency but tow truck operations to occur 24-hours per day, seven days a week.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning

Development Special Use Permit with Site Plan (DSUP) # 2011-0008

lane, necessary to minimize impacts on traffic flow?

. Vehicular access from Business Center Drive, no road improvements required.
